



Action Summary

Mid-Region Council of Governments EXECUTIVE BOARD MEETING

Thursday, April 11, 2013

2:00 p.m.

809 Copper Ave. NW, Albuquerque, NM 87102

Debbie O'Malley, Chair

Phil Gasteyer, Vice-Chair

ORGANIZATION	PRESENT	MEMBER	PRESENT	ALTERNATE
Sandoval County	X	Nora M. Scherzinger, Commissioner		Phil Rios
Bernalillo County Municipalities	X	Larry Abraham, Mayor, Village of Los Ranchos de Albuquerque		Donald Lopez
City of Albuquerque (Administration)	X	Robert Perry, Chief Administrative Officer		Michael Riordan
City of Albuquerque (Council)	X	Rey Garduño, Councilor		Councilors: Trudy Jones, Brad Winter City Council Staff: Laura Mason, Diane Dolan, Tony Duran, Andrew Webb, Tom Menicucci, Elaine Romero, Isaac Padilla
Bernalillo County		Debbie O'Malley, Chair Commissioner		Jarvis Middleton, Steve Miller, Other commissioners
Flood Control Authorities		Tim Eichenberg, Board Member AMAFCA	X	Dan Lyons for Tim Eichenberg
Middle Rio Grande Conservancy District		Adrian Oglesby, Board Member		Karen Dunning Subhas Shah
City of Rio Rancho		Thomas Swisstack, Mayor	X	John Castillo
Sandoval County Municipalities	X	Phil Gasteyer, Vice-Chair Mayor, Village of Corrales		Jack Torres, Mayor Town of Bernalillo
School Districts		Richard Bruce, Rio Rancho Public Schools		Vacant
Torrance County		Lonnie Freyburger Commoissioner		Leroy Candelaria
Torrance County Municipalities	X	M. Steven Anaya, Councilor City of Moriarty		Linda Fischer
Valencia County	X	Mary Andersen, Commissioner		Vacant
Valencia County Municipalities	X	Robert Knowlton, Mayor, Village of Bosque Farms		Vacant
Village of Tijeras		Gloria Chavez, Mayor		Diane L. Klaus

NON-VOTING ADVISORY MEMEMBERS				
ORGANIZATION	PRESENT	MEMBER	PRESENT	ALTERNATE
Federal Highway Administration		J. Don Martinez, Division Administrator		Vacant
NMDOT		Tom Church, Secretary		Vacant
NMDOT		Tamara Haas, District 3 Engineer		Vacant
Pueblo of Santa Ana		Bruce Sanchez, Governor		Ken Paquin
NON-VOTING ASSOCIATE MEMBERS				
Valley Improvement Association				
MRCOG STAFF AND OTIHERS PRESENT				
Dewey Cave, Executive Director				
Thaddeus Lucero, MRCOG Staff				
Larry Horan, MRCOG Staff				
Terry Doyle, MRCOG Staff				
Wendy Candelaria, MRCOG Staff				
Amy Myer, MRCOG Staff				
Martha Mendoza, MRCOG Staff				
Jocelyn Martinez, MRCOG Staff				
Sandy Gaiser, MRCOG Staff				
Loretta Tollefson, MRCOG Staff				
Kendra Watkins, MRCOG Staff				
Ramona Chavez, MRCOG Staff				
Banu McKinley, ULI				
Jim Rodgers, ULI Chair				
Bruce Stidworth, ULI Treasurer				

ACTION SUMMARY	
	Call to Order The April 11, 2013 Executive Board meeting was called to order by Vice Chair, Mayor Phil Gasteyer, at 2:06 p.m. and the presence of a quorum was noted.
Tab 1	Approval of Agenda Councilor Rey Garduño, City of Albuquerque made a motion to approve the April 11, 2013 Agenda as written. The motion was seconded by Steve Anaya, City of Moriarty and passed unanimously.
Tab 2	Approval of Action Summary for February 14, 2013 Councilor Rey Garduño, City of Albuquerque made the motion to approve the Action Summary for February 14, 2013 as presented. The motion was seconded by Dan Lyons, AMAFCA and passed unanimously.
PUBLIC COMMENT	
Tab 3	Public Comment No Public Comment

ACTION ITEMS

OTHER DISCUSSION AND INFORMATION ITEMS

Tab 4

Information Update of MRCOG Facility Lease Agreement

Mr. Cave informed the Board that the lease purchase agreement he presented to the Executive Board in January was submitted by Bernalillo County to be placed on the agenda for the February 9, 2013 State Board of Finance meeting. During the State Board of Finance's review of the new Lease Purchase Agreement it was discovered that the 2004 Lease Purchase Agreement had not been submitted to the State Board of Finance for approval. All lease agreements over \$50,000 annually are required to go before the State Board of Finance for approval. Bernalillo County decided at this point it would be better to pull the lease purchase agreement from the agenda and go with a straight lease agreement for a term of five years. At the end of the five year term a new lease purchase agreement could be negotiated and resubmitted to the State Board of Finance for approval.

Under the lease agreement monthly rent would be based on the square footage of approximately 26,682 square feet which has not been firmly negotiated and Bernalillo County will be responsible for all the maintenance involved with the facility

Vice Chair Phil Gasteyer asked about the monthly payments until the lease is signed. Mr. Cave said that MRCOG would continue to pay what they have been paying until the lease agreement is finalized.

Mayor Robert Knowlton, Village of Bosque Farms asked about the equity earned in the past six years. Mr. Cave said that the equity is the starting point of the negotiations of what MRCOG wants to recover.

Mayor Abraham, Village of Los Ranchos de Albuquerque asked if the original purchase agreement had a price locked in at what the purchase agreement was going to be. Mr. Cave explained that the previous agreement that MRCOG had, the payment was based on the outstanding principle left on the bonds plus \$750,000 for improvements.

Councilor Steven Anaya, City of Moriarty wanted clarification as to what happened between MRCOG signing a lease purchase agreement in 2004 to Bernalillo County offering a lease agreement in 2013.

Mr. Cave explained that MRCOG had a lease purchase agreement with Bernalillo County in 2004 which was based on bonds sold at 6% interest. At the end of 2012, MRCOG went to Bernalillo County to see if the bonds could be refunded and sold at the bond market's lower interest rate with an additional \$750,000 for improvements. The County Commission decided to pay the bonds off and set a new lease purchase agreement with MRCOG at 3% interest over a 25 year period which included the \$750,000 for improvements. This was the lease purchase agreement presented to the Executive Board and agreed on back in January. Bernalillo County submitted the lease purchase agreement to the State Board of Finance to be placed on their agenda for approval. During the time the State Board of Finance was reviewing the lease purchase agreement it was determined that the 2004 lease purchase agreement had not gone before the State Board of Finance for approval. Bernalillo County pulled the lease purchase agreement from the agenda and decided to go with a lease agreement instead of a lease purchase agreement at this time.

Councilor Anaya asked why would MRCOG want to enter into a lease agreement verses a lease purchase agreement where MRCOG was ultimately going to own the building.

Mr. Cave stated that at this time the lease agreement is what Bernalillo County is offering MRCOG.

Mayor Abraham stated that the equity and owning the building is what the Board needs to protect. He suggested getting a real estate committee or outside consultant to protect MRCOG interest.

	<p>Commissioner Nora Scherzinger, Sandoval County suggested pursuing negotiations with the lease purchase agreement before considering an interim lease agreement.</p> <p>Mr. Cave explained that the lease agreement was brought to the Board to get their reaction as to whether MRCOG should pursue the lease purchase agreement or settle for the lease agreement.</p>
Tab 5	<p>FY 2014 Proposed Budget a. Dues Structure</p> <p>Mr. Cave presented the FY 2014 Proposed Budget report. Mr. Cave suggested leaving the dues at the current rate and see how the expenditures go this next year. The Board agreed to no incremental increase this year and to include match expenses on the financial report.</p>
Tab 6	<p>2014 Officers</p> <p>Mr. Cave reminded the Board it is time to consider nominations for Chair and Vice-Chair for the next year. The Executive Board will make the nominations at the May meeting. The Full Board will make the deciding vote at the Board of Directors meeting in June.</p>
Tab 7	<p>Legislative Update</p> <p>Larry Horan, Lawyer and Lobbyist for MRCOG updated the Board on the 2013 Legislative Session. Mr. Horan went over bills that have potential impact on Local Government and presented a Capital Outlay Project Chart showing what projects were funded as well as vetoed.</p>
Tab 8	<p>Joint Land Use Study (JLUS) Implementation Report Update</p> <p>Sandy Gaiser, Regional Planner presented the Board with an excerpt from the JLUS Implementation Report. The MRCOG maintains and facilitates the JLUS implementation team and conducts an annual review of the progress and accomplishments. MRCOG staff is proposing they continue to maintain an ongoing role in carrying out the JLUS Implementation Project. A resolution will be brought to the Board of Directors for acceptance of the actual JLUS Implementation Report.</p>
Tab 9	<p>Urban Land Institute (ULI) Presentation</p> <p>Banu Mckinley presented a review in terms of what ULI has brought to the region with issues dealing with transportation, density and development. MRCOG is a member of the ULI diamond sponsorship program and is encouraged to continue the membership support.</p>
Tab 10	<p>Financial Update</p> <p>Amy Meyer, Finance Manager presented the financial report update. The report covers the period of July 1, 2012 to February 28, 2013</p> <p>(A copy of the report may be obtained at the MRCOG Office.)</p>
Tab 11	<p>Executive Directors Report</p> <p>Mr. Cave updated the Board on the status of four RFP's. The On Call Professional Service Contract for transportation and transit planning included design, environmental services, engineering and GIS services. MRCOG awarded a total of 15 contracts which represents 7.5 million dollars.</p> <p>The Commuter Rail Operation and Maintenance Contract for the New Mexico Rail Runner Express is close to completion. The evaluation has been completed and best and final offers have been put out. This will be around a 15 to 19 million dollar contract when negotiated.</p>

The Workforce Investment Act Business Driven Services and Job Seekers for Employers Contract. This youth provider service is for both adult and youth. This is a 4 million dollar contract.

The Annual Audit Services Contract. MRCOG, Workforce and Rio Metro Transit will be changing auditors. The proposals are due by the 15th of April.

MRCOG Staff has been meeting with newly incorporated City of Rio Community individuals. They will be having there elections in May to form there government structures and have showed an interest in being a part of MRCOG.

The Senate Memorial #8 passed by the legislature request MRCOG to work with the Middle Rio Grande Conservancy District to convene a meeting to maximize the Middle Rio Grande water supply.

To better utilize the building space, some of the employees have relocated to different offices and space locations. The Accounting Department moved from the first floor to the second floor and Rio Metro moved to the basement.

MRCOG is planning to have the May Executive Board meeting as well as the Full Board meeting in Torrance County, possibly in Moriarty. Transportation will be provided for those who don't want to drive.

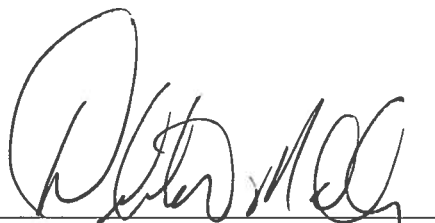
Tab 12 Comments from Board Members

There were no Board comments.

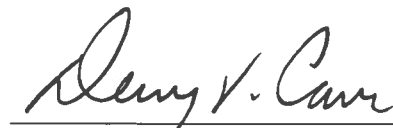
Tab 13 Adjournment

Commissioner Mary Andersen, Valencia County made a motion to adjourn the Executive Board meeting. The motion was seconded by Councilor Rey Garduño, City of Albuquerque.

The meeting adjourned at 3:30 pm.



Debbie O'Malley, Chair
MRCOG Board of Directors



Dewey V. Cave,
Executive Director

(The original tape of the meeting is on file in the MRCOG Office.)